

**Article VII.**  
**General Provisions Section 7.700.**  
**Temporary/Security Fencing**

Zoning Ordinance Changes are shown in  
BOLD CAPS and Strike-throughs

Sec. 7.700.     ~~RESERVED.\*~~ **TEMPORARY/SECURITY FENCING.**

**SEC. 7.701.     PURPOSE.**

**THESE REGULATIONS ARE INTENDED TO ESTABLISH PROCEDURES AND STANDARDS REGARDING THE USE OF TEMPORARY/SECURITY FENCING ON SITES WITH CONSTRUCTION ACTIVITY, OCCUPIED BUILDINGS, ON UNDISTURBED LAND, ON REVEGETATED LAND, AROUND VACANT BUILDINGS, ON VACANT SITES, AND FOR THE PURPOSES OF AN APPROVED SPECIAL EVENT PERMIT.**

**SEC. 7.702.     EXCEPTIONS.**

**A.     UNLESS OTHERWISE REQUIRED BY THE PLANNING AND DEVELOPMENT SERVICES MANAGER, DESIGNEE, OR THE CITY’S ADOPTED BUILDING CODES (BUILDING CODE), TEMPORARY/SECURITY FENCING IS NOT REQUIRED FOR:**

- 1.   EXTERIOR IMPROVEMENTS THAT WILL BE COMPLETED IN THREE (3) WEEKS FROM THE DATE OF THE PERMIT ISSUANCE.**
- 2.   DEMOLITION WORK THAT WILL BE COMPLETED WITH IN ONE (1) WEEK FROM THE DATE OF THE PERMIT ISSUANCE.**
- 3.   EMERGENCY REPAIRS NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY, OR WELFARE.**
- 4.   CONSTRUCTION ACTIVITIES THAT OCCUR WITHIN AN EXISTING, COMPLETELY ENCLOSED, OPAQUE FENCE OR WALL THAT WILL NOT BE DISTURBED DUE TO THE CONSTRUCTION ACTIVITY.**
- 5.   LANDSCAPE IMPROVEMENTS AND LANDSCAPE MAINTENANCE.**
- 6.   PLANT REMOVAL AND/OR SALVAGE.**
- 7.   INTERIOR BUILDING CONSTRUCTION ACTIVITIES.**
- 8.   EXTERIOR PAINTING.**
- 9.   EXTERIOR COSMETIC MATERIAL FINISH REPAIRS AND ROUTINE MAINTENANCE.**
- 10. STREET AND INFRASTRUCTURE IMPROVEMENTS UNLESS REQUIRED IN ACCORDANCE WITH SECTION 7.705.E.**

**11. NEW BUILDING CONSTRUCTION AND/OR RENOVATIONS, INCLUDING THE SITE IMPROVEMENTS IF APPLICABLE, WITH A TOTAL AREA LESS THAN FIVE THOUSAND (5,000) SQUARE FEET.**

**SEC. 7.703. REQUIREMENTS FOR TEMPORARY/SECURITY FENCING AND PERMITS.**

- A. THE INSTALLATION/ERECTION OF A TEMPORARY/SECURITY FENCE REQUIRES A BUILDING PERMIT ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. HOWEVER, NO BUILDING PERMIT IS REQUIRED FOR A TEMPORARY/SECURITY FENCE ON VACANT SITES OR FOR AN APPROVED SPECIAL EVENT PERMIT, UNLESS REQUIRED BY THE BUILDING CODE.**
- B. NO CONSTRUCTION ON A SITE OR IN THE PUBLIC RIGHT-OF-WAY THAT REQUIRES A TEMPORARY/SECURITY FENCE SHALL BEGIN BEFORE THE TEMPORARY/SECURITY FENCE IS IN PLACE AND APPROVED BY THE BUILDING OFFICIAL OR DESIGNEE. EXCEPT AS SPECIFIED IN SECTION 7.702, THE OWNER SHALL PROVIDE A TEMPORARY/SECURITY FENCE IN THE FOLLOWING CIRCUMSTANCES:**
  - 1. WHEN CONSTRUCTION AND/OR DEMOLITION OCCURS ON ANY SITE VISIBLE FROM A PUBLIC OR PRIVATE STREET EXCEPT FOR A ONE (1) SINGLE FAMILY DWELLING AND ASSOCIATED INDIVIDUAL SINGLE FAMILY DWELLING SITE IMPROVEMENTS;**
  - 2. WHEN REQUIRED IN ACCORDANCE WITH THE BUILDING CODE; AND/OR**
  - 3. WHEN MASS GRADING OCCURS WITHIN THREE HUNDRED (300) FEET OF A PUBLIC OR PRIVATE STREET.**
- C. TEMPORARY/SECURITY FENCING WITHIN THE RIGHT-OF-WAY OR ROADWAY EASEMENT SHALL REQUIRE A SEPARATE ENCROACHMENT PERMIT ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.**
- D. A TEMPORARY/SECURITY FENCING PERMIT SHALL NOT BE ISSUED FOR MORE THAN 90 DAYS, UNLESS THE PERMIT FOR THE TEMPORARY/SECURITY FENCING IS ASSOCIATED WITH AN ACTIVE BUILDING PERMIT AS DETERMINED BY THE BUILDING OFFICIAL OR DESIGNEE. THE BUILDING OFFICIAL OR DESIGNEE MAY AUTHORIZE AND/OR REQUIRE AN EXTENSION OF THE TEMPORARY/SECURITY FENCING PERMIT IF AN ACTIVE BUILDING PERMIT HAS EXPIRED, AND/OR IF A CONSTRUCTION SITE IS ABANDONED AND/OR IS DETERMINED DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.**

**SEC. 7.704. REMOVAL OF TEMPORARY/SECURITY FENCING.**

- A. TEMPORARY/SECURITY FENCING ASSOCIATED WITH AN ACTIVE BUILDING PERMIT MAY NOT BE REMOVED UNTIL APPROVED BY THE BUILDING OFFICIAL OR DESIGNEE. THE OWNER OR OWNER'S AGENT SHALL IMMEDIATELY REMOVE THE TEMPORARY/SECURITY FENCING UPON THE APPROVAL OF THE BUILDING OFFICIAL OR DESIGNEE.**

1. SITES THAT CONTAIN MULTIPLE BUILDINGS SHALL MAINTAIN THE TEMPORARY/SECURITY FENCING AROUND THE PORTION OF THE SITE AND BUILDINGS UNDER CONSTRUCTION AS DETERMINED BY THE BUILDING OFFICIAL OR DESIGNEE.

- B. TEMPORARY/SECURITY FENCING ASSOCIATED WITH AN EXTERIOR DEMOLITION PERMIT SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING OFFICIAL OR DESIGNEE. THE OWNER OR OWNER'S AGENT SHALL IMMEDIATELY REMOVE THE TEMPORARY/SECURITY FENCING UPON THE APPROVAL OF THE BUILDING OFFICIAL OR DESIGNEE.

**SEC. 7.705. PROHIBITED LOCATIONS AND ENCLOSURE.**

- A. TEMPORARY/SECURITY FENCING IS PROHIBITED AROUND A VACANT BUILDING AND/OR VACANT SITE THAT DOES NOT HAVE AN ACTIVE BUILDING PERMIT FOR EXTERIOR IMPROVEMENTS, OR IS NOT IN COMPLIANCE WITH THE TEMPORARY/SECURITY FENCING DESIGN REQUIREMENTS, UNLESS THE CITY'S BUILDING OFFICIAL OR DESIGNEE HAS DEEMED THE BUILDING AND/OR SITE IS UNINHABITABLE, OR DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE IN ACCORDANCE WITH THE SCOTTSDALE REVISED CODE AND HAS ORDERED THE VACANT BUILDING AND/OR VACANT SITE TO BE SECURED AS APPROVED BY THE BUILDING OFFICIAL OR DESIGNEE.
- B. UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES MANAGER OR DESIGNEE, TEMPORARY/SECURITY FENCING IS PROHIBITED IN NATURAL AREA OPEN SPACE (NAOS), SCENIC CORRIDORS (SC), BUFFERED SETBACK (BS), DESERT SCENIC ROADWAYS SETBACK (DSRS), ON UNDISTURBED LAND, ON REVEGETATED LAND, OR BETWEEN A STREET, AND THE NAOS, SC, BS, DSRS, UNDISTURBED LAND, OR REVEGETATED LAND, AS DETERMINED BY THE GENERAL PLAN, ZONING ORDINANCE, DEVELOPMENT REVIEW BOARD, OR APPROVED PLANS.
- C. OCCUPIED BUILDINGS NOT ASSOCIATED WITH A BUILDING PERMIT OR A SPECIAL EVENT PERMIT SHALL NOT BE ENCLOSED WITH TEMPORARY/SECURITY FENCING.
  1. TEMPORARY/SECURITY FENCING ASSOCIATED WITH A BUILDING PERMIT FOR EXTERIOR IMPROVEMENTS OF AN OCCUPIED BUILDING OR A SPECIAL EVENT PERMIT THAT INCLUDES AN OCCUPIED BUILDING SHALL NOT BE INSTALLED IN A MANNER TO PROHIBIT THE SAFE AND CONTINUED OPERATION OF THE BUILDING IN ACCORDANCE WITH THE BUILDING CODE. REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE BUILDING CODE.
- D. TEMPORARY/SECURITY FENCING SHALL NOT BE INSTALLED THAT RESULTS IN A DIVERSION OF WATER ONTO A SEPARATELY OWNED PARCEL, TRACT, RIGHT-OF-WAY, RIGHT-OF-WAY EASEMENT, ROADWAY EASEMENT, AND/OR PRIVATE STREET.
- E. EXISTING STREETS, PUBLIC TRANSPORTATION STOPS, FIRE HYDRANTS, AND/OR PUBLIC SIDEWALKS SHALL NOT BE ENCLOSED BY

**TEMPORARY/SECURITY FENCING UNLESS THE BUILDING OFFICIAL OR DESIGNEE DETERMINES THAT THE FACILITIES ARE REQUIRED TO BE FENCED TO PROTECT THE PUBLIC HEALTH, SAFETY, OR WELFARE.**

**SEC. 7.706. SIGNAGE AND IDENTIFICATION ON TEMPORARY/SECURITY FENCING.**

- A. INDIVIDUAL SINGLE-FAMILY DWELLINGS AND/OR ASSOCIATED IMPROVEMENTS SHALL NOT CONTAIN SIGNS ATTACHED TO THE TEMPORARY/SECURITY FENCING.**
- B. EXCEPT AS SPECIFIED IN SECTION 7.706.A, ONLY SIGNS PERMITTED UNDER SECTIONS 8.601 AND 8.602 MAY BE ATTACHED TO THE TEMPORARY/SECURITY FENCING.**
- C. EMERGENCY ACCESS IDENTIFICATION, TRAFFIC CONTROL IDENTIFICATION, ACCESS IDENTIFICATION, SAFETY IDENTIFICATION, AND OTHER IDENTIFICATION AS REQUIRED BY THE OCCUPATIONAL HEALTH AND SAFETY ORGANIZATION, AND/OR THE BUILDING CODE SHALL BE PROVIDED ON THE TEMPORARY/SECURITY FENCING IN ACCORDANCE WITH THE TEMPORARY/SECURITY FENCING DESIGN REQUIREMENTS.**

**SEC. 7.707. TEMPORARY/SECURITY FENCING DESIGN REQUIREMENTS.**

- A. ALL TEMPORARY/SECURITY FENCING FOR CONSTRUCTION SITES SHALL INCLUDE SCREENING, EMERGENCY IDENTIFICATION AND SAFETY IDENTIFICATION THAT COMPLIES WITH THE CITY'S DESIGN STANDARDS & POLICIES MANUAL.**
- B. TEMPORARY/SECURITY FENCING THAT IS ELECTIVELY PROVIDED ON VACANT SITES AND/OR AROUND VACANT BUILDINGS SHALL COMPLY WITH THE CITY'S DESIGN STANDARDS & POLICIES MANUAL.**
- C. TEMPORARY/SECURITY FENCING FOR AN APPROVED SPECIAL EVENT PERMIT SHALL COMPLY WITH THE CITY'S DESIGN STANDARDS & POLICIES MANUAL.**
- D. TEMPORARY/SECURITY FENCING SHALL NOT INCLUDE BARBED WIRE, RAZOR WIRE, RAZOR RIBBON, CONCERTINA WIRE, OR SIMILAR FEATURES.**

**SEC. 7.708. MAINTENANCE REQUIREMENTS.**

- A. REQUIRED TEMPORARY/SECURITY FENCING AND ELECTIVELY PROVIDED TEMPORARY/SECURITY FENCING SHALL BE BUILT AND MAINTAINED IN GOOD ORDER IN ACCORDANCE WITH THE BUILDING CODE.**
- B. SCREENING ATTACHED TO TEMPORARY/SECURITY FENCING SHALL BE KEPT IN NEAT AND UNDAMAGED CONDITION.**